

When recorded return to:  
Karen Barlean and Brian Brashears  
1412 29th Street  
Anacortes, WA 98221



201802090074

Skagit County Auditor \$76.00  
2/9/2018 Page 1 of 3 3:23PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A113559

**Statutory Warranty Deed**

A113559  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jackie Watson as Personal Representative of the Estate of James J. Watson, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Karen Barlean and Brian Brashears, both unmarried individuals the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 24, Township 35 North, Range 1 East, Ptn. SW SE

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P31937, 350124-4-007-0005

Dated Feb 8, 2018

Estate of James J Watson, deceased

Jackie Watson (PR)  
By: Jackie Watson, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 531  
FEB 09 2018

Amount Paid \$ 5523.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jackie Watson as Personal Representative of the Estate of James J Watson, deceased, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2/8/18

[Signature]

Printed Name: Kathleen M. Hickman  
Notary Public in and for the State of Washington  
Residing at Crest  
My appointment expires: 1/3/21



**EXHIBIT "A"**

The North 100 feet of the following described premises; Beginning at the Southeast corner of the Southwest one-quarter (SW1/4) of the Southeast one-quarter (SE1/4) of Section 24, Township 35 North, Range 1 East, W.M.; thence North 267.5 feet, more or less, to the South line of 28th Street, when extended, in Anacortes, Washington; thence West 95.7 feet; thence South 267.5 feet, more or less, to the Section line; thence East along said Section line to the point of beginning; TOGETHER WITH an easement for ingress and egress to and from the aforesaid 100 foot parcel over, across and through the balance of the above described premises along a strip twelve feet (12') wide lying along the length of and within the Easterly boundary of the balance of said premises.

ALSO TOGETHER WITH the North 100 feet of all that portion of the Southwest Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at a point on the South line of 28th Street, extended 1019.36 feet East of the West line of said Southwest Quarter of the Southeast Quarter, said point herein after referred to as point "A"; thence South to the North line of 29th Street, extended, said point herein after referred to as point "B"; thence East along the North line of 29th Street, extended for 219.92 feet to a point 95.7 feet West of the East line of said Southwest Quarter of the Southeast Quarter, said point also being the Southwest corner of that certain tract conveyed to William Brown and Viola Brown, husband and wife, by deed recorded under Auditor's File No. 318056 and the point of beginning; thence North along the West line of said Brown Tract for 217.27 feet to the South line of 28th Street, extended; thence North  $87^{\circ}59'45''$  West along the South line of said Street for 26.52 feet to a point 192.35 feet East of the herein above described point "A"; thence South to a point on the North line of 29th Street, extended, 187.6 feet East of the herein above described point "B"; thence East along the North line of 29th Street, extended for 32.32 feet to the point of beginning.

EXHIBIT "B"

A. Right of way for water main, disclosed by the certain deed recorded April 17, 1901, in Volume 1 of Tax Deeds, page 2.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City Of Anacortes  
Recorded: October 27, 1966  
Auditor's No.: 690171  
Purpose: Sanitary sewer line  
Area Affected: As disclosed in instrument

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: View Acres  
Recorded: August 11, 1954  
Auditor's No.: 505052

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey For James J. Watson  
Recorded: March 13, 1989  
Auditor's No.: 8903130047

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Mountain View Condominium Phase 1  
Recorded: February 16, 1995  
Auditor's No.: 9502160026

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Mounting View Condominium Phase 2  
Recorded: September 18, 1995  
Auditor's No.: 9509180110